

Submitter: Mark Wheeler

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

Hello,

I have been a Housing Provider (landlord) in Portland Oregon for over 25 years, I am a small business owner. I typically own & manage 5 - 10 units, I am not a large corporation. I've lived in OR since 1995.

The past several years of new landlord tenant laws have made it harder & far more expensive to provide rental housing. The "anti landlord" sentiment expressed through legislation has had the unintended consequences of driving rents up. For the purposes of this message I am not getting into the specifics of that but I am happy to consult further. You all can easily find the information about these issues. Talk to any housing provider, landlord tenant attorney, or real estate agent.

Problem tenants can easily cost far more than security deposits will cover, especially with the current security deposit caps. I have experienced this several times. As a real estate agent, I have seen many small rental properties sold by their "Mom & Pop" owners who can no longer bear the costs & risks of providing housing due to the newer laws & rising costs. These single family houses typically become owner occupied rather than remaining rental units. When they remain rentals, the rents are typically adjusted way up upon sale. We need more housing of all types, rental & owner occupied.

While tenant protections are important, protection for housing providers is equally important. It is long past time to balance these protections. Please support House Bill 2305.

Please let me know if you have any questions. Thank you.

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